



SMC
Brownill
Vickers

To Let

Suitable for lock up storage purposes.

£575 per month

Lower Ground Floor, 514 Doncaster Road, Barnsley,
S70 3PE

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[smcbrownillvickers.com](https://www.smcbrownillvickers.com)

- Secure lock up facilities
- Partly modernised
- Ancillary kitchen & WC facilities
- Well placed for local arterial routes
- Capable of storing a van
- 94.1 sqm (1013 sqft)



Description

The property comprises a secure lock up storage facility with an independent roller shutter access.
All the accommodation is arranged on a single floor level with interconnected rooms.

Location

The property is situated to the rear of 514 Doncaster Road via a pull in lay by off the main dual carriageway.
Access is available by vehicle/van along Waterfield Place to the rear where there is ample space for loading and unloading.
From the property there is ready access to local arterial roads A635, A633, and B6100 via the Stairfoot Roundabout.

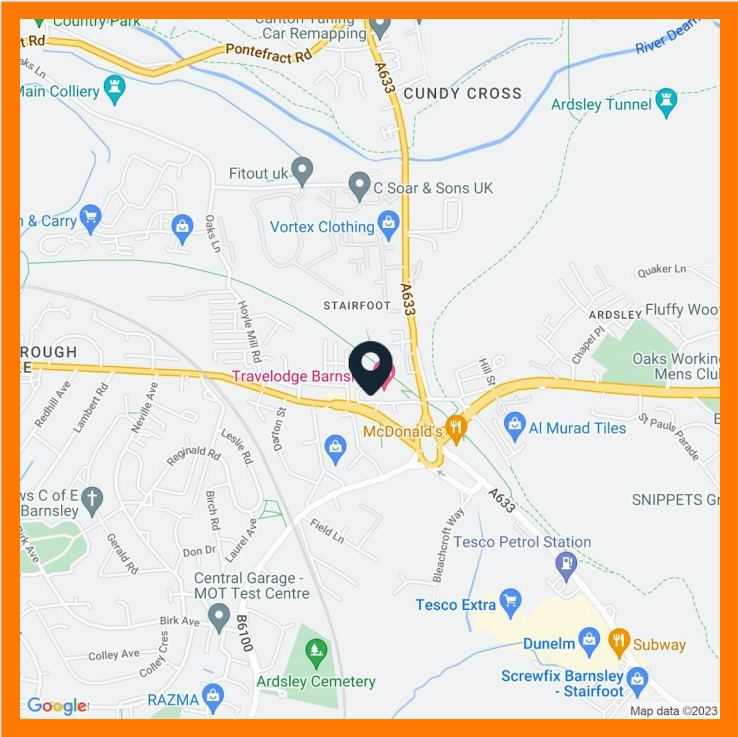
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,013	94.11	Available
Total	1,013	94.11	

Terms

The property is available by way of a new three year lease on terms to be agreed.



Services

The property benefits from mains water, electricity and drainage but is not supplied with gas.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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